



**MODINE**

**RECEIVED**

OCT 21 1996

RCRA PERMITTING & COMPLIANCE BRANCH  
(RCCB)

*EPA*  
*File Modine Heat Trans.*  
*MOD*

**Certified Mail P 915 291 997**  
**Return Receipt Requested**

October 8, 1996

Darleen Westcott  
Environmental Engineer  
Hazardous Waste Program  
Missouri Department of Natural Resources  
P.O. Box 176  
Jefferson City, MO 65102-0176

**RECEIVED**

OCT 11 1996

HAZARDOUS WASTE PROGRAM  
MISSOURI DEPARTMENT OF  
NATURAL RESOURCES

Enclosed are 5 copies of the deed notification and the survey plat for the TSDF closure at Modine Heat Transfer, Inc. located in Camdenton, MO. If you have any questions, please contact me at (414) 636-1649 or at the letterhead address.

Sincerely,

Thomas S. Sanicola  
Environmental Engineer

Enclosures

cc: Modine Heat Transfer, Inc. - Camdenton  
D. Price - Dames and Moore  
file(2)



R00037772  
RCRA Records Center

Modine Manufacturing Company  
1500 DeKoven Avenue  
Racine, Wisconsin 53403

Telephone 414-636-1200  
Telex 26-4447  
FAX 414-636-1424

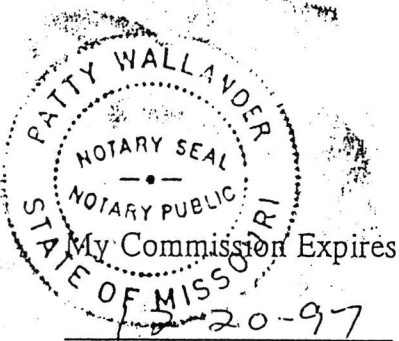
CERTIFICATION OF RECORDING  
OF  
HAZARDOUS WASTE ACTIVITY

I, Gaylord Olson, being an authorized representative of Modine Manufacturing Company, the owner and operator of the facility located on Sunset Drive, Camdenton, Missouri, do hereby certify that the attached "Notice of Hazardous Waste Activity" has been recorded with the Recorder of Deeds for the County of Camden, State of Missouri.

By: Gaylord S. Olson  
Plant Manager

STATE OF MISSOURI     )  
                                      ) ss.  
COUNTY OF CAMDEN    )

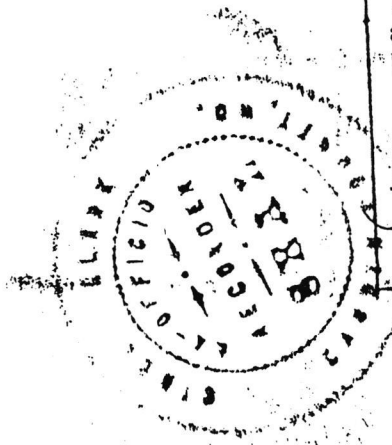
On this 23<sup>rd</sup> day of Sept., 1996, before me, the undersigned a Notary Public in and for said State, personally appeared Gaylord Olson, Plant Manager, of Modine Manufacturing Company, known to me to be the person who executed the within Notice of Hazardous Waste Activities on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.



Patty Wallander  
Notary Public

BOOK 432 PAGE 680

P:\045\SEP96\MISC\CAMDEN.LTR



S. Missouri, County of Camden, SS	
FILED FOR RECORD	
This <u>23</u> day of <u>Sept</u> 19 <u>96</u>	
at <u>9:58</u> o'clock <u>AM</u> . and is now	
Recorded in BOOK <u>432</u> PAGE <u>680</u>	
<u>Don Williams</u>	
RECORDER CAMDEN COUNTY, MO.	
<u>Tricia Shrago</u>	
Deputy <u>2100</u>	

Modine  
P.O. Box 636  
Camdenton, mo  
Attn: Bob King

## NOTICE OF HAZARDOUS WASTE ACTIVITY

This Notice of Hazardous Waste Activity ("Notice") relates to the following described portion of that tract of real estate located on Sunset Drive, in the City of Camdenton, State of Missouri, covered by the deed to which this Notice is attached and originally recorded in Book 343, Page 420 in the Office of the Recorder of Deeds for the County of Camden, State of Missouri.

A tract of land being part of the parcel described above and owned by Modine Manufacturing Company exhibited an impact to on-site soil, being more particularly described as follows:

Beginning at a point on the west side of the building at Northing 792291.92 and Easting 1566213.25, thence due West 0 degrees, 0 minutes, 0 seconds South, 30.40 feet to a point; thence South 26 degrees, 36 minutes, 1 second to a point; thence South 30 degrees 10 minutes 28 seconds East, 361.90 feet to a point; thence East 38 degrees 31 minutes 44 seconds North, 165.01 feet to a point at the southeast corner of the building; thence North 2 degrees 48 minutes 28 seconds West, 237.44 feet to a point; thence West 2 degrees 57 minutes 20 seconds South, 40.91 feet to a point; thence North 2 degrees 2 minutes 30 seconds West, 121.74 feet to the point of beginning, containing 98,110 square feet and an impacted volume of 54,505 cubic yards assuming a continuous impact to a depth of 15 feet below ground surface.

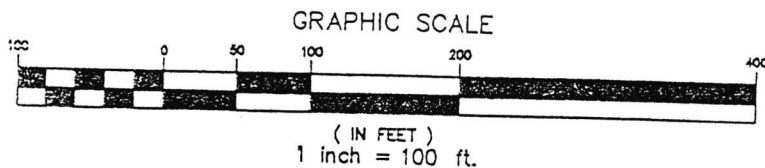
(Hereinafter the Area of Soil Impact)

I, Gaylord Olson, being an authorized representative of Modine Manufacturing Company, the owner and operator of the property described above, which included the Area of Soil Impact, in accordance with 40 Code of Federal Regulations, Section 265, Subpart G, have caused this Notice to be filed to notify any potential purchaser of the property that:

1. The Area of Soil Impact contains constituents in the soil above associated background levels. These constituents include: trichloroethene, tetrachloroethene, 1,1-dichloroethene, trans-1,2 dichloroethene, methylene chloride, vinyl chloride, and 1,1,1-trichloroethane.
2. A survey plat, with the location and dimensions of the Area of Soil Impact, has been filed with the Recorder of Deeds for the County of Camden, State of Missouri, and the Missouri Department of Natural Resources.

9. Missouri, County of Camden, SS  
FILED FOR RECORD  
This 23 day of Sept 1996  
at 10:01 O'clock AM. and is now  
Recorded in BOOK 56 PAGE 7A  
*Don Williams*  
RECORDER CAMDEN COUNTY, MO.  
*Tricia Shauger*  
Deputy 23

m151



#### SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

DALE & FLORENCE  
ROAM  
BK 181 PG 981

FND IP  
SOUTHWEST CORNER  
N 1/2, NE 1/4  
SECTION 26,  
T38N, R17W

BK 295 PG 274  
40' INGRESS  
EGRESS ESMT  
PLOTTED FROM DEED

N 56°22'54" E  
208.84'  
N 54°3'44" E  
147.91'

309.48'

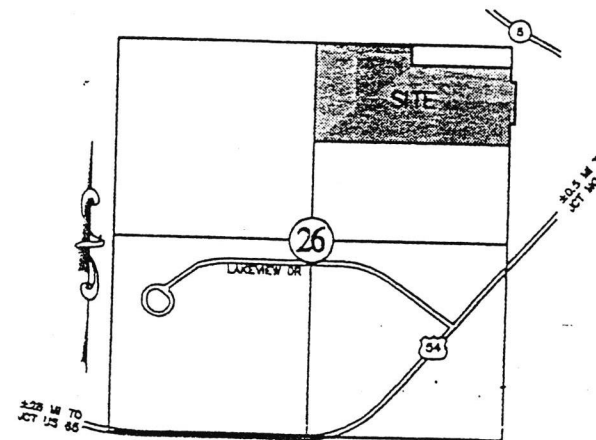
N 87°26'28" W  
2819.71'

#### SPECIAL NOTE:

In accordance with 40 CFR 265 Subpart ( Company, located on Sunset Drive, Camdent an area of soil impact. This survey plat has bee aerial extent of the impacted area. The constitu of Soil Impact are trichloroethene, tetrachloroe trans-1,2,dichloroethene, methylene chloride, trichloroethane derived from the waste storage codes: F001, D001, D006, F003, F006. The affected by these constituents is 54,505 cubic y

#### NOTES

1. THE LOCATION OF THE BORE HOLES WERE PROVIDED BY THE CLIENT
2. THE LOCATION OF THE CITY OF CAMDENT FROM THE DEED OF RECORD.
3. THE COORDINATES SHOWN ON MONITORI BASED ON THE MO STATE PLANE COORD ZONE AND ARE LABELED IN FEET.



#### LOCATION SKETCH

SEC. 26, T38N, R17W  
SCALE: 1"=2000'

#### LEGEND

FOUND IRON PIN  
SET IRON PIN  
PROPERTY LINE

● FND IP  
○ SET IP

#### BENCHMARKS

- BM THE TOP CENTER OF A FIRE HYDRANT A OF DAWSON ROAD AND SUNSET STREETS ELEV 969.72
- TBM A CHISELED SQUARE IN THE STEPS AT TH BUILDING ELEV 958.65

BK 390 PG 295

S 88°08'59" E  
1284.78'

SECTION 23

SECTION 26

FND IP  
NORTHWEST CORNER  
N 1/2, NE 1/4  
SECTION 26,  
T38N, R17W

FND IP

LOT 6

LOT 7

S 00°18'54" E  
365.91'

CARL & PATRICIA  
MORGAN  
BK 302 PG 892

LOT 4

LOT 5

FND IP

STREET  
UNIMPROVED

NORMAC ESTATES  
INC  
BK 287 PG 575

N 01°45'55" E  
1301.98'

N 1/2, NE 1/4  
SEC 26, T38N, R17W

PLOTTED FROM DEED

S 72°38'08" E  
150.00'  
S 17°23'54" W  
150.00'  
CITY OF  
CAMDENTON  
BK 295 PG 274  
0.517 ACRES  
3'54" E  
00'

MODINE HEAT TRANSFER, INC  
BK 343 PG 420  
67.194 ACRES

DAVID L  
BONACKER  
K 208 PG 192

Manufacturing  
has defined  
elinate the  
in the Area  
toroethene,  
and 1,1,1-  
wing waste  
erial that is

A SURVEY  
PLOTTED  
POB ARE  
CENTRAL

ST CORNER

ICE OF THE

### SURVEY DESCRIPTION

ALL OF THAT TRACT OF LAND DESCRIBED IN THE CAMDEN COUNTY RECORDER'S OFFICE IN BOOK 343 AT PAGE 420, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 17 WEST AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 17 WEST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 17 WEST; THENCE ALONG THE EAST LINE OF SAID SECTION 26, SOUTH 01°20'09" WEST, 388.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 82°50'09" EAST, 50.56 FEET; THENCE SOUTH 1°20'09" WEST, 824.09 FEET; THENCE NORTH 87°59'53" WEST, 50.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26; THENCE ALONG SAID EAST LINE, SOUTH 1°20'09" WEST, 345.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 87°26'26" WEST, 2619.71 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH HALF; THENCE ALONG THE WEST LINE OF THE SAID NORTH HALF, NORTH 1°45'55" EAST, 1301.96 FEET TO THE NORTHWEST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID NORTH HALF, SOUTH 88°08'59" EAST, 1264.78 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF, SAID POINT BEING THE NORTHWEST CORNER OF TANGLEWOOD SUBDIVISION, FIRST ADDITION, AMENDED; THENCE ALONG THE WEST LINE SAID SUBDIVISION, SOUTH 0°16'54" EAST, 365.91 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT LYING ON THE CENTERLINE OF SUNSET STREET; THENCE ALONG SAID SOUTH LINE AND SAID CENTERLINE, SOUTH 85°52'57" EAST, 893.60 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 2°19'51" EAST, 20.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SUNSET STREET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY, SOUTH 85°32'00" EAST, 58.00 FEET; THENCE CONTINUING ALONG THE SAID SOUTH RIGHT-OF-WAY, NORTH 89°16'01" EAST, 384.83 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26; THENCE ALONG SAID EAST LINE OF SECTION 26 NORTH 01°20'09" EAST, 33.40 FEET TO THE POINT OF BEGINNING. EXCEPT A TRACT OF LAND AS DESCRIBED IN CAMDEN COUNTY RECORDER'S OFFICE IN BOOK 295 AT PAGE 274, ALL LYING IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 17 WEST AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 17 WEST, CITY OF CAMDENTON, CAMDEN COUNTY, MISSOURI AND CONTAINING 67.417 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON

MONITORING WELL #3  
TOP OF METAL CASING  
ELEV 552.70  
GROUND  
ELEV 552.02  
N 791288.1  
E 1566198.8

GARY R & E VANETTE  
DAVIS  
BK 355 PG 276

N 87°59'53" W  
50.00'

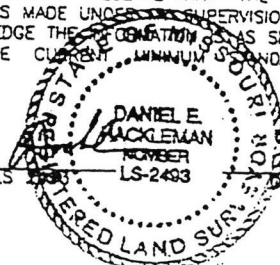
FND IP  
SOUTHEAST CORNER  
N 1/2, NE 1/4  
SECTION 26,  
T38N, R17W

S. Missouri, County of Camden. SS  
FILED FOR RECORD  
This 23 day of Sept 1996  
at 10:01 O'clock A.M. and  
Recorded in BOOK 56 PAGE 7B  
Don Williams  
RECORDER CAMDEN COUNTY, MO.  
Tricia Shauge  
Deputy

### SURVEYOR'S DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION AS SHOWN AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS.

Daniel E. Hackleman  
DANIEL E. HACKLEMAN, LS  
NOVEMBER 11-96  
LS-2493



REVISION	NO.	DESCRIP

DAMES & MOORE

### BOUNDARY SURVEY

MODINE HEAT  
TRANSFER PLANT  
CAMDENTON, MISSOURI

DRAWING NO.  
WB 104-421

SHEET NUMBER  
1  
OF 1



SPRINGFIELD OFFICE  
730 N. HENTON AVE.  
SPRINGFIELD, MISSOURI 65802  
PHONE (417) 866-2749

TRI-LAKES OFFICE  
14 INDUSTRIAL PARK DRIVE  
BUILDING 2, SOUTH  
HOLLISTER, MISSOURI 65672  
PHONE (417) 335-3688

JOLIEN OFFICE  
1220 WALT  
JOLIEN, MISSOURI  
PHONE (417) 782-7399

DATE	BY	FIELD BY:	LXW
		DRAWN BY:	LDP
		CHECK BY:	
		DATE:	9-11-96
		FIELD BOOK:	391
		JOB NUMBER:	31320

